

RENTAL MARKET REPORT

Regina CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

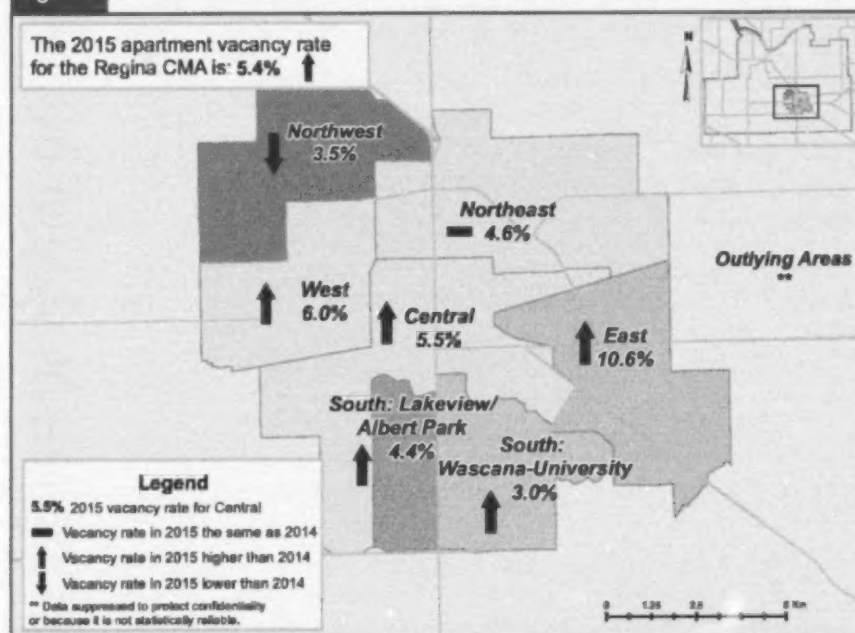
Highlights

- In the primary rental market, the vacancy rate in Regina's privately-initiated rental apartments was 5.4 per cent in October 2015, up from three per cent in October 2014.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Regina CMA was \$1,097 in the October 2015 survey, up from \$1,079 in October 2014.
- In Regina's secondary rental market, the vacancy rate for investor-owned and rented condominiums increased to 4.6 per cent in October 2015 from 1.2 per cent in October 2014.

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Figure 1



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Primary Rental Market Survey

Overview: Regina's apartment vacancies increased in 2015

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2015, the apartment vacancy rate¹ in the primary rental market in the Regina Census Metropolitan Area (CMA) increased to 5.4 per cent from three per cent in October 2014. The higher vacancy rate is a result of rental supply rising much faster than demand as more purpose-built rental apartments initiated over the past few years have reached completion. Supply has also been augmented by increased availability of condominium apartments for rent in the secondary rental market. The combination of all these factors, including movement into homeownership by renter households, has resulted in a higher

apartment vacancy rate in this fall's survey compared to last October.

Apartment vacancy rates increased across all bedroom types in the October 2015 survey, ranging from 4.5 per cent for units with three or more bedrooms to 5.5 per cent for both two-bedroom and bachelor suites. The vacancy rate in one-bedroom apartments increased 2.5 percentage points to 5.2 per cent in the current survey. While bachelor suites recorded the largest increase of 2.8 percentage points in the vacancy rate this fall, it is worth noting that the rental universe for this bedroom type was the only one that declined between the two October surveys. This highlights reduced demand for units in this bedroom category given that there were fewer bachelor suites rented out this fall, compared to last fall.

Regina's average monthly rent for a two-bedroom apartment in new and existing structures was \$1,097

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	2.8	3.3

Figure 2



Source: CMHC October Rental Market Survey – Structures of 3+ units

¹ Based on privately-initiated rental apartment structures of three or more units.

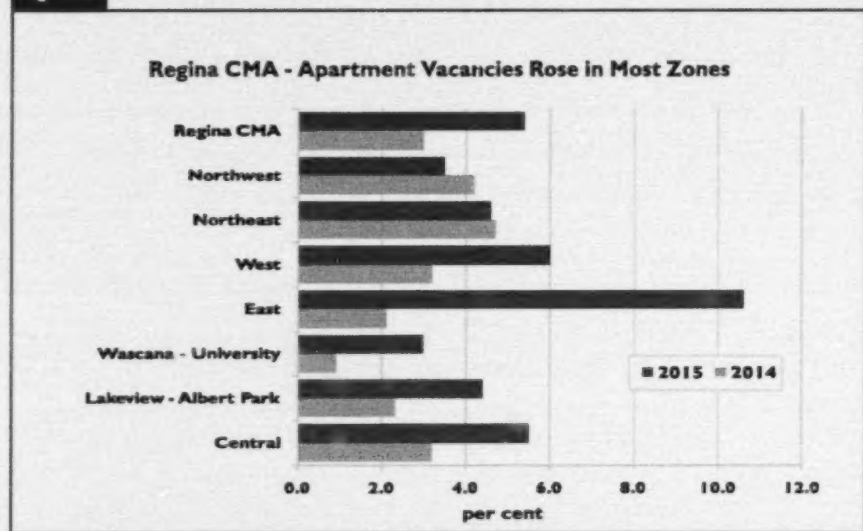
in October 2015, up from \$1,079 in October 2014. For units common to both the 2014 and 2015 October surveys², the change in the average two-bedroom rent this fall over last fall was not statistically different than zero.

The availability rate³ for apartment rental units in Regina increased to 6.1 per cent in October 2015 from 4.4 per cent in October 2014. The availability rate can serve as a useful tool for property managers as it allows them to not only manage units that are currently vacant, but also those that will be vacant in the coming months. In the current fall survey, the difference between the apartment vacancy rate and the availability rate decreased to 0.7 of a percentage point from a gap of 1.4 percentage points in the previous survey, pointing to the possibility of fewer units becoming vacant in the near term.

Submarket Results: Vacancies rose in majority of city zones

During the October 2015 survey, five of the seven geographical zones comprising the City of Regina reported an increase in apartment vacancies. Of these, the vacancy rate ranged from as high as 10.6 per cent in the East zone to three per cent in the Wascana University area. Despite the high vacancy rate in the East, caution is warranted in interpreting the significant increase in the vacancy rate for this zone due to the area's small rental universe. In the Wascana University area, the proximity of units to the University of Regina and strong demand from students has supported rental demand, resulting in one of the lowest vacancy rates within

Figure 3



Source: CMHC October Rental Market Survey – Structures of 3+ units

city limits this fall. Meanwhile, the Northwest was the only zone that reported a decline in the apartment vacancy rate to 3.5 per cent from 4.2 per cent in the October 2014 survey. Neighbourhoods in this area, such as Hawkstone and Fairways West, are newer and still expanding, providing access to desirable amenities, schools and close proximity to downtown, thus attracting a wider demographic. As a result, demand for rental apartment units in this zone outpaced the increase in rental supply, resulting in a decline in the vacancy rate during the October 2015 survey. In the Northeast zone, the apartment vacancy rate was relatively unchanged at 4.6 per cent in the current survey, compared to last fall.

Unlike in the October 2014 survey, newer rental structures in Regina reported a lower vacancy rate than some of the older buildings in this fall's survey. The apartment vacancy rate in structures built in 2005 or later was relatively unchanged at

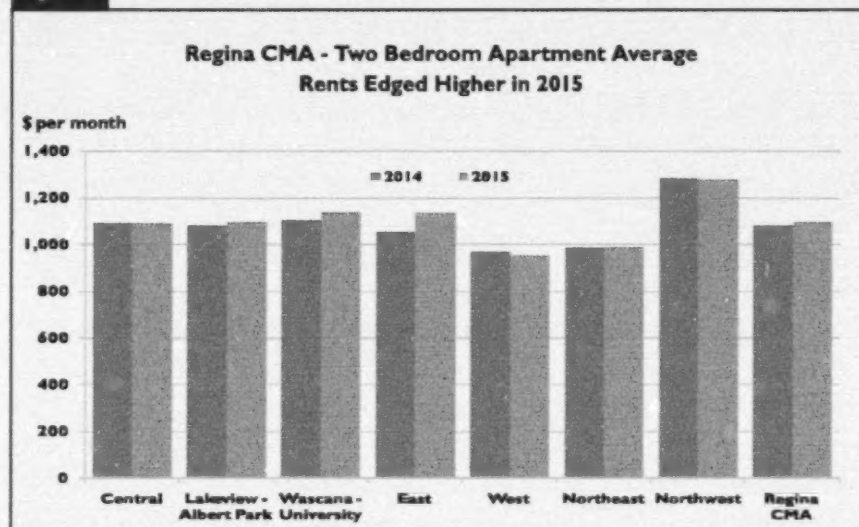
6.1 per cent this fall, compared to 6.2 per cent last October. In older structures built from 1940 to 1959, the vacancy rate increased from 5.4 per cent in October 2014 to 8.6 per cent in October 2015. Similarly, in rental structures constructed prior to 1940, the vacancy rate increased from four per cent in last fall's survey to 7.4 per cent in the current survey. With the exception of structures built in 2005 or later, all older structures in the sample reported an increase in vacancies in the current survey from the previous one.

Regina's availability rate for rental apartments increased in the majority of zones within city limits this October. The East zone reported both the highest availability rate this fall at 11.2 per cent and the largest percentage point increase in the availability rate, rising from 2.9 per cent in October 2014. The gain was supported by a large increase in the rental universe for this zone between the two October surveys.

¹ When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2014 and 2015 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

² A rental unit is available if the existing tenant has given, or has received, notice to move and a new tenant has not signed a lease; or the unit is vacant.

Figure 4



Source: CMHC October Rental Market Survey – Structures of 3+ units

The lowest availability rate for rental apartments in Regina was reported in the Wascana University area, at 3.8 per cent.

In structures common to both surveys, bachelor suites posted the largest year-over-year increase in same-sample rents, which rose 2.1 per cent in October 2015 from October 2014. The year-over-year gain in sample-sample rents for one-bedroom apartments was 1.1 per cent in the current survey. Meanwhile, same-sample rents for apartments with three or more bedrooms declined 1.3 per cent in October 2015 from October 2014. This followed a gain of 2.5 per cent between October 2014 and October 2013. Overall, same-sample rents across all bedroom types in the Regina CMA increased 0.5 per cent in the current survey, compared to a 3.4 per cent year-over-year increase in the October 2014 survey. With supply increasing faster than demand, landlords have faced limited ability to pass along rent increases this year compared to last year. Among the various zones, the Wascana University area had among the highest same-sample

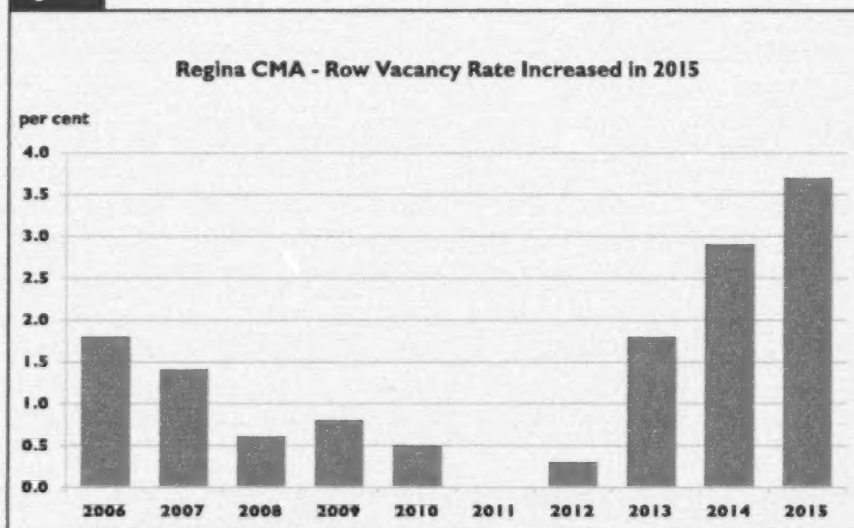
rent increases in two-bedroom apartments over the previous year, at 3.3 per cent. The East and West zones both reported a year-over-year decrease in same-sample rent in two-bedroom suites, declining 3.8 per cent and 1.8 per cent, respectively. Changes in same-sample rents for two-bedroom apartments in the Central and Northwest zones were statistically insignificant between the two October surveys.

In new and existing structures, the Northwest reported the highest average monthly rent for a two-bedroom apartment in the current survey at \$1,279, compared to an average of \$1,280 in October 2014. Rental structures in this zone tend to be newer with additional amenities, and thus command higher rents. Meanwhile, the West zone reported the lowest average monthly rent this fall for a two-bedroom apartment at \$952.

In October 2015 survey, the vacancy rate for Regina's row (townhouse) rentals in the primary rental market increased to 3.7 per cent from 2.9 per cent in last fall's survey. Row vacancies in the Regina CMA ranged from 0.8 per cent among two-bedroom suites to 7.1 per cent for one-bedroom units. Given the relatively small rental universe among row units, caution is required in interpreting the high vacancy rate among one-bedroom units. Overall, the universe of Regina's row rental units increased to 842 units this fall from 836 in October 2014.

In addition to having a much lower vacancy rate than Regina's rental

Figure 5



Source: CMHC October Rental Market Survey – Structures of 3+ units

apartments, same-sample rents for row units in the primary rental market increased at a faster pace than apartments in October 2015 over the previous year, at 2.5 per cent.

The average monthly rent for a two-bedroom townhouse in the Regina CMA this fall was \$1,236, compared to \$1,201 in last October's survey. Within the City of Regina, the average monthly rent for a two-bedroom townhouse was \$1,244 in October 2015, compared to \$1,211 in October 2014.

Supply and Demand Factors: Demand has lagged the increase in rental supply

Persistent downside risks posed by lower oil prices have slowed economic activity and employment growth in Regina in recent months. This has moderated housing demand in Regina's resale and new home markets. In the rental market, the number of rented apartment units increased in the October 2015 survey over the October 2014 survey. However, the gain was much smaller than in the previous year's survey, underscoring weaker economic conditions. Discussions with industry also indicate that the loss of jobs in the Saskatchewan's oil patch has impacted rental demand in Regina among workers that used to commute to work in Estevan and Weyburn. With less favourable labour market conditions, net migration to Regina has also declined this year, while recent changes to Canada's Temporary Foreign Worker Program have greatly reduced the inflow of temporary foreign workers to Regina.

Given that these workers typically look to the rental market for their accommodation needs, this has tempered the increase in demand for rental accommodation in Regina this year.

On the supply side, Regina has experienced a significant increase in the construction of purpose-built rental apartments over the past few years. The completion of these units has added to rental supply, resulting in upward pressure on vacancies this year. In the October 2015 survey, the universe of purpose-built rental apartments in the Regina CMA increased to 12,179 units from 11,647 in October 2014, an addition of 532 units. Changes in the number of units in the universe are impacted by new unit completions and structures that are added or removed due to renovations, demolitions, fire damage, or condominium conversions. Other buildings removed from the survey can either be vacant and for sale, demolished, boarded up, or converted to other uses.

There were a total of 703 rental apartments completed in the Regina CMA between the beginning of July 2014 and the end of June 2015.⁴ This followed 944 completions of market units during the previous 12-month period. The addition of these new units contributed to the increase in Regina's apartment rental universe in this fall's survey. In the current survey, no apartment rental units were removed from the sampled universe in the past year due to condominium conversions. Meanwhile, a total of 90 apartment units were removed from the universe due to renovation or demolition.

Secondary Rental Market Survey⁵:

Vacancies increased in rental condominium apartments

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

In October 2015, the vacancy rate in Regina's investor-owned and rented condominiums increased to 4.6 per cent from 1.2 per cent in the October 2014 survey. Weaker employment growth and lower net migration have tempered demand in the primary and secondary rental markets, while additional supply has put upward pressure on vacancies in both markets.

In the current survey, the universe of condominium apartments in Regina increased 7.8 per cent to 6,908 units from 6,404 in the October 2014 survey. The number of condominium apartments identified as rental totalled 1,876 units, up from 1,582 during last fall. As a result, the proportion of condominium units identified as investor-owned and rented rather than owner-occupied was 27.2 per cent of the total condominium universe, compared to 24.7 per cent in 2014.

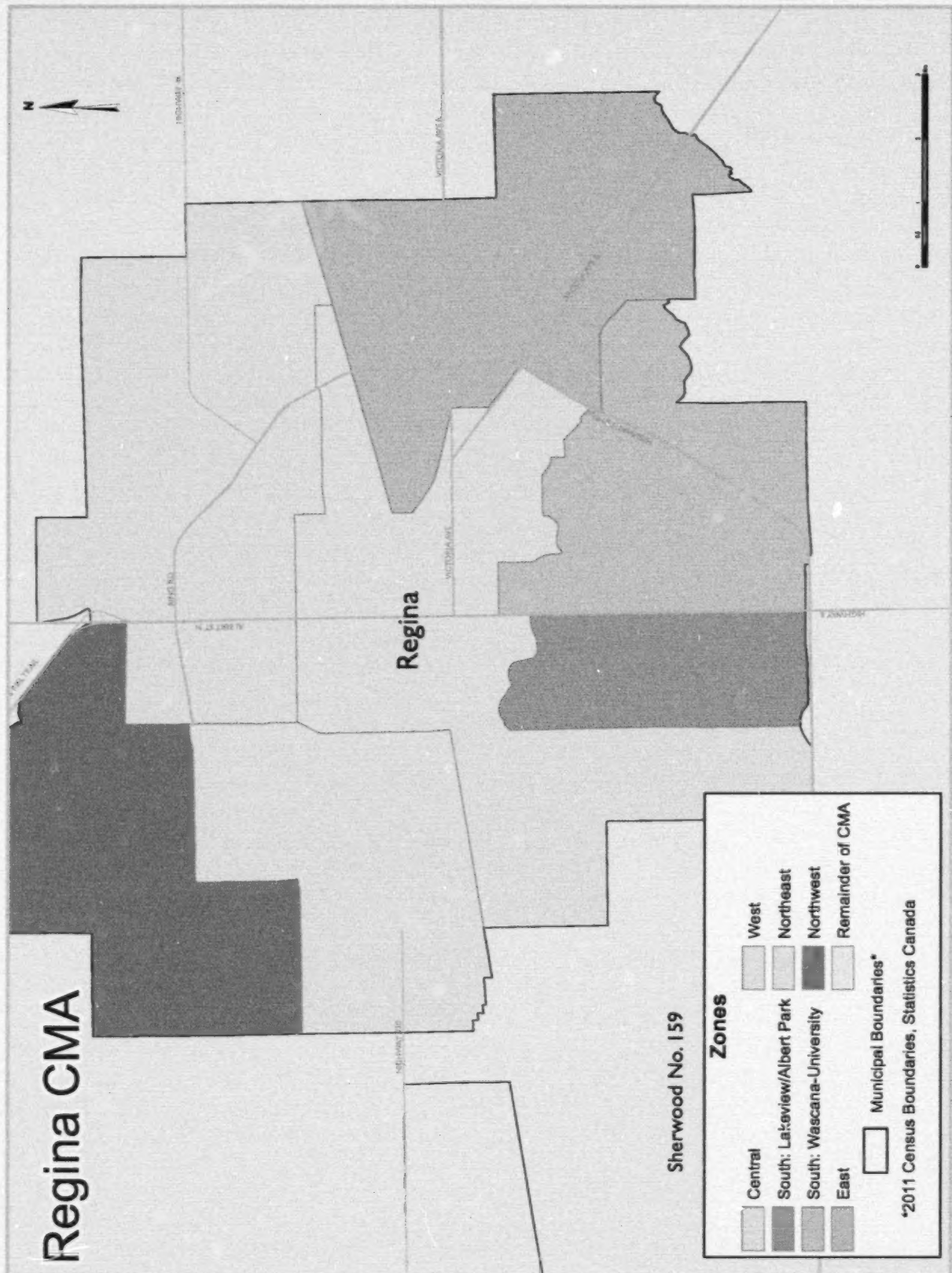
Regina's other segment of the secondary rental market includes households in rented single-detached

⁴ In order for a newly constructed building to be included in CMHC's October rental market survey, it must be completed by June 30.

⁵ The secondary rental market represents self-contained units, such as condominiums and other rental homes not surveyed in CMHC's Rental Market Survey. There are two types of Secondary Rental Market Surveys of condominiums and of rented structures with less than three self-contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada. Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

houses, semi-detached houses, freehold row or townhouses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. In October 2015, there were an estimated 10,906 households in Regina's other secondary rental market, compared to 10,977 households in October 2014. Of these, an estimated 6,411 Regina households rented single-detached homes, compared to 6,616 households in the previous fall survey.

As depicted in Table 5.1, the average rent in the secondary market for all unit types in the current survey was \$1,209, compared to \$1,198 in October 2014. Semi-detached, row, and duplex units rented for an average \$1,275 per month this fall, compared to \$1,152 in last fall's survey.



RMS ZONE DESCRIPTIONS - REGINA CMA

Zone 1	Central - North: Ross Ave E, McKinley Ave; East: Hwy 1, Park St; West: Courtney St; South: Hwy 1.
Zone 2	South: Lakeview/Albert Park - North: Wascana Creek; East: Albert St; West: Lewvan Dr; South: Hwy 1.
Zone 3	South: Wascana-University - North: College Ave, 19th Ave; East: Fleet St; West: Albert St; South: 5th Base Line.
Zone 4	East -North: Cormorant Dr; East: Prince of Wales Dr; West: Winnipeg St, Park St, Hwy 1; South: Wascana Lake.
Zone 5	West - North: 9th Ave N; East: Pasqua St, Lewvan Dr; West: Pinkie Rd; South: Surveyed Rd.
Zone 6	Northeast - North: South of Inland Dr; East: Prince of Wales Dr; West: Pasqua St; South: Ross Ave E.
Zone 7	Northwest - North: Armour Rd; East: Albert St N; West: Pinkie Rd; South: between Read Ave and Fulton Dr., 9th Ave. N.
Zones 1-7	Regina City
Zone 8	Outlying Areas
Zones 1-8	Regina CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharine's, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford, Vancouver and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	2.6	5.2	3.3	6.1	3.3	4.7	0.0	3.9	3.2	5.5
Zone 2 - South: Lakeview/Albert Park	1.9	5.2	2.4	4.7	2.1	3.9	7.1	3.6	2.3	4.4
Zone 3 - South: Wascana University	0.0	9.1	1.2	3.1	0.8	2.8	**	**	0.9	3.0
Zone 4 - East	28.6	41.1	0.9	6.4	2.5	12.3	0.8	**	2.1	10.6
Zone 5 - West	4.6	6.1	3.6	7.0	2.7	5.3	5.2	5.0	3.2	6.0
Zone 6 - Northeast	3.5	3.5	2.4	3.7	5.7	5.1	**	**	4.7	4.6
Zone 7 - Northwest	**	**	1.3	1.2	5.1	4.3	2.8	0.0	4.2	3.5
Regina City (Zones 1-7)	2.7	5.5	2.7	5.2	3.4	5.5	2.0	4.5	3.0	5.4
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	2.7	5.5	2.7	5.2	3.4	5.5	2.0	4.5	3.0	5.4

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	680	685	863	864	1,090	1,088	1,352	1,306	923	929
Zone 2 - South: Lakeview/Albert Park	730	758	966	987	1,080	1,097	1,382	1,391	1,002	1,024
Zone 3 - South: Wascana University	708	736	945	971	1,102	1,140	**	**	1,031	1,065
Zone 4 - East	688	741	909	930	1,055	1,136	1,250	1,212	1,044	1,090
Zone 5 - West	693	676	867	889	969	952	1,150	1,127	922	920
Zone 6 - Northeast	714	728	872	867	987	990	**	**	949	952
Zone 7 - Northwest	**	**	1,009	1,070	1,280	1,279	1,469	1,470	1,227	1,238
Regina City (Zones 1-7)	696	706	904	918	1,079	1,097	1,271	1,251	989	1,008
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	696	706	904	918	1,079	1,097	1,271	1,251	988	1,007

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	391	391	2,066	2,087	1,240	1,305	25	24	3,722	3,807
Zone 2 - South: Lakeview/Albert Park	163	152	1,126	1,118	1,046	1,041	29	30	2,364	2,341
Zone 3 - South: Wascana University	22	22	361	357	537	538	8	8	928	925
Zone 4 - East	7	5	220	272	605	857	123	139	955	1,273
Zone 5 - West	49	49	405	398	622	619	20	20	1,096	1,086
Zone 6 - Northeast	30	30	426	430	1,065	1,062	18	18	1,539	1,540
Zone 7 - Northwest	2	2	223	243	758	896	36	42	1,019	1,183
Regina City (Zones 1-7)	664	651	4,827	4,905	5,873	6,318	259	281	11,623	12,155
Zone 8 - Outlying Areas	1	1	12	12	11	11	0	0	24	24
Regina CMA	665	652	4,839	4,917	5,884	6,329	259	281	11,647	12,179

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	4.3 c	5.4 a †	4.6 a	6.3 a †	4.2 b	5.2 b	8.4 a	3.9 a	4.4 a	5.8 a †
Zone 2 - South: Lakeview/Albert Park	1.9 a	5.9 a †	4.0 a	5.7 a †	2.8 a	4.7 a	7.1 a	3.6 a	3.3 a	5.2 a †
Zone 3 - South: Wascana University	0.0 c	9.1 a †	3.4 b	3.9 a †	1.3 a	3.5 a	**	**	2.1 a	3.8 a
Zone 4 - East	28.6 a	41.1 a †	1.4 a	6.4 a †	3.6 a	13.1 a	0.8 a	**	2.9 a	11.2 a
Zone 5 - West	**	6.1 a	4.9 a	7.5 a †	3.4 a	6.1 a	5.2 a	5.0 a	4.2 a	6.6 a
Zone 6 - Northeast	3.5 d	3.5 d	3.1 a	4.2 c	6.5 a	5.5 b	**	**	5.5 a	5.0 b
Zone 7 - Northwest	**	**	4.5 a	2.0 b	9.6 a	8.1 b	8.3 a	0.0	8.4 a	6.4 b
Regina City (Zones 1-7)	3.9 b	5.8 a †	4.1 a	5.7 a †	4.7 a	6.6 a	3.6 a	4.5 c	4.4 a	6.1 a †
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	3.9 b	5.8 a †	4.1 a	5.7 a †	4.7 a	6.6 a	3.6 a	4.5 c	4.4 a	6.1 a †

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† indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Central	5.4 ^b	++	3.1 ^c	++	2.8 ^a	++	**	-2.2 ^b	3.3 ^b	++
Zone 2 - South: Lakeview/Albert Park	4.9 ^b	4.2 ^b	3.9 ^a	1.9 ^a	3.2 ^a	2.0 ^a	**	2.5 ^b	3.3 ^a	2.2 ^a
Zone 3 - South: Wascana University	1.0 ^a	2.9 ^b	4.6 ^a	3.0 ^b	3.1 ^b	3.3 ^a	**	**	3.6 ^a	3.4 ^a
Zone 4 - East	**	++	1.2 ^a	-6.0 ^b	++	-3.8 ^c	2.8 ^a	**	++	-4.3 ^c
Zone 5 - West	**	++	1.2 ^a	3.5 ^b	3.1 ^b	-1.8 ^a	**	++	3.5 ^b	++
Zone 6 - Northeast	2.8 ^c	2.7 ^c	2.4 ^a	2.1 ^c	4.6 ^b	1.2 ^a	**	**	4.1 ^b	1.4 ^a
Zone 7 - Northwest	**	**	2.6 ^a	4.1 ^c	2.9 ^a	++	**	++	**	++
Regina City (Zones 1-7)	4.9 ^a	2.1 ^b	2.9 ^a	1.1 ^a	3.0 ^a	++	2.5 ^b	-1.3 ^d	3.4 ^a	0.5 ^a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	4.9 ^a	2.1 ^b	3.0 ^a	1.1 ^a	3.0 ^a	++	2.5 ^b	-1.3 ^d	3.4 ^a	0.5 ^a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

**1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
Regina CMA**

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Regina CMA										
Pre 1940	1.9	5.7	4.6	7.8	5.2	9.3	0.0	0.0	4.0	7.4
1940 - 1959	5.8	5.3	5.3	9.4	5.5	8.2	0.0	18.2	5.4	8.6
1960 - 1974	2.1	6.2	2.7	4.7	2.3	4.7	3.3	1.5	2.5	4.8
1975 - 1989	7.7	0.0	1.4	4.4	2.3	4.3	1.5	**	2.0	4.4
1990 - 2004	-	-	0.0	15.3	**	**	**	**	0.0	7.4
2005+	-	-	1.2	1.2	7.7	7.6	3.3	0.0	6.2	6.1
Total	2.7	5.5	2.7	5.2	3.4	5.5	2.0	4.5	3.0	5.4

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- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

**1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Regina CMA**

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Regina CMA										
Pre 1940	648	636	765	792	930	957	1,194	1,161	776	787
1940 - 1959	698	719	846	846	963	957	1,323	1,257	889	891
1960 - 1974	715	739	884	894	1,024	1,039	1,144	1,154	939	954
1975 - 1989	726	701	970	971	1,072	1,055	1,270	1,198	1,038	1,022
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	1,062	1,116	1,307	1,302	1,478	1,477	1,260	1,272
Total	696	706	904	918	1,079	1,097	1,271	1,251	988	1,007

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Regina CMA										
3 to 5 Units	**	0.0	2.4	6.0	6.1	8.6	**	7.8	5.2	7.6
6 to 19 Units	4.5	6.6	2.8	5.6	3.1	6.0	1.1	10.3	3.0	5.9
20 to 49 Units	2.0	6.1	3.0	6.2	2.7	4.5	1.2	0.0	2.7	5.2
50 to 99 Units	1.6	0.0	2.5	3.3	5.0	6.7	2.3	**	3.8	5.1
100+ Units	-	-	1.3	2.8	2.3	0.6	**	**	1.7	1.8
Total	2.7	5.5	2.7	5.2	3.4	5.5	2.0	4.5	3.0	5.4

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Regina CMA										
3 to 5 Units	650	662	802	803	962	961	1,290	1,242	933	931
6 to 19 Units	713	735	881	888	1,020	1,021	1,242	1,141	955	959
20 to 49 Units	689	695	884	901	1,105	1,126	1,253	1,254	973	997
50 to 99 Units	701	702	947	984	1,166	1,214	1,311	1,493	1,067	1,118
100+ Units	-	-	1,043	1,041	1,229	1,204	**	**	1,129	1,117
Total	696	706	904	918	1,079	1,097	1,271	1,251	988	1,007

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Regina CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	3.8 c	10.6 c	4.2 a	6.4 a	3.4 b	6.7 a	1.8 b	3.3 c	2.6 a	2.2 a
Zone 2 - South: Lakeview/Albert Park	6.7 b	2.9 c	3.6 a	5.1 c	0.9 a	5.3 c	**	**	**	**
Zone 3 - South: Wascana University	**	**	0.4 a	1.2 a	1.4 a	5.3 c	-	-	-	-
Zone 4 - East	5.0	6.3	2.1	13.5 c	3.4	8.3 a	**	7.7 c	-	-
Zone 5 - West	5.3 d	10.1 d	3.0	6.7	2.8	1.4	-	-	-	-
Zone 6 - Northeast	-	-	3.1	3.9 b	1.9 a	5.4 d	12.7 b	5.6	-	-
Zone 7 - Northwest	-	-	2.0	2.4	6.5	0.4 b	3.1	6.8	-	-
Regina City (Zones 1-7)	5.2	7.6	3.0	5.9	2.8	5.3	3.8	5.1	1.7	1.8
Zone 8 - Outlying Areas	-	-	-	-	**	**	-	-	-	-
Regina CMA	5.2	7.6	3.0	5.9	2.7	5.2	3.8	5.1	1.7	1.8

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.4 Private Apartment Vacancy Rates (%)¹ by Rent Range and Bedroom Type Regina CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Regina CMA										
LT \$400	**	**	**	**	**	**	**	**	**	**
\$400 - \$499	**	**	**	**	**	**	**	**	**	**
\$500 - \$599	2.0 c	1.3 c	**	**	**	**	**	**	1.4	1.0 c
\$600 - \$699	1.9 b	5.7 d	0.6 b	3.0 b	**	**	**	**	1.3	4.3 c
\$700 - \$799	1.4 a	5.7 b	2.6 a	4.7 b	0.0 b	2.9 c	**	**	2.1	4.8 b
\$800+	11.6 d	3.1 c	2.9 a	5.0 a	3.5	5.7 a	2.1	5.0 c	3.3	5.4 b
Total	2.7	5.5	2.7	5.2	3.4	5.5	2.0	4.5	3.0	5.4

¹Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%)
by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	**	**	**	**	**	**	5.7	4.5	3.5	3.2
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	-	-	**	**	2.6	6.2	2.3	5.5
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	0.4	0.9	3.8	4.8	2.9	3.7
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	7.1	7.1	0.4	0.8	3.8	4.8	2.9	3.7

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.2 Private Row (Townhouse) Average Rents (\$)
by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	**	**	**	**	**	**	1,391	1,426	1,288	1,327
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	-	-	**	**	1,316	1,313	1,313	1,299
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	1,211	1,244	1,353	1,375	1,310	1,331
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	865	908	1,201	1,236	1,353	1,375	1,305	1,327

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- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	1	1	10	10	158	160	175	176	344	347
Zone 2 - South: Lakeview/Albert Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 3 - South: Wascana University	0	0	0	0	0	0	33	33	33	33
Zone 4 - East	0	0	0	0	34	34	274	274	308	308
Zone 5 - West	0	0	0	0	35	36	39	40	74	76
Zone 6 - Northeast	0	0	0	0	0	0	12	12	12	12
Zone 7 - Northwest	0	0	2	2	4	4	51	52	57	58
Regina City (Zones 1-7)	1	1	12	12	231	234	584	587	828	834
Zone 8 - Outlying Areas	0	0	2	2	6	6	0	0	8	8
Regina CMA	1	1	14	14	237	240	584	587	836	842

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- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	**	**	**	**	**	**	9.7	8.0	7.0	6.1
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	-	-	**	**	5.5	6.9	4.9	6.2
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	3.0	4.3	6.7	6.6	5.8	6.0
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	14.3	7.1	3.0	4.2	6.7	6.6	5.7	5.9

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Central	**	**	**	**	**	**	4.6	2.7	4.2	3.3
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	-	-	**	**	7.1	++	**	++
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	4.1	3.4	5.4	2.1	5.3	2.4
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	6.1	0.8	4.0	3.5	5.4	2.1	5.2	2.5

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	2.6 a	5.1 a	3.4 a	6.2 a	3.0 a	4.3 a	5.0 a	4.5 a	3.2 a	5.3 a
Zone 2 - South: Lakeview/Albert Park	1.9 a	5.2 a	2.4 a	4.7 a	2.1 a	3.9 a	7.1 a	3.6 a	2.3 a	4.4 a
Zone 3 - South: Wascana University	0.0 a	9.1 a	1.2 a	3.1 a	0.8 a	2.8 a	**	**	0.9 a	2.9 a
Zone 4 - East	28.6 a	41.1 a	0.9 a	6.4 a	2.3 a	11.8 a	2.0 a	**	2.1 a	9.6 a
Zone 5 - West	4.6 d	6.1 a	3.6 b	7.0 a	2.6 a	5.0 a	5.2 a	5.0 a	3.1 a	5.8 a
Zone 6 - Northeast	3.5 d	3.5 d	2.4 a	3.7 a	5.7 a	5.1 a	3.3 a	0.0 a	4.7 a	4.6 a
Zone 7 - Northwest	**	**	1.3 a	1.2 a	5.1 a	4.3 a	3.4 a	1.1 a	4.2 a	3.4 a
Regina City (Zones 1-7)	2.7 a	5.5 a	2.7 a	5.2 a	3.3 a	5.3 a	3.2 a	4.7 a	3.0 a	5.3 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	2.7 a	5.5 a	2.7 a	5.2 a	3.3 a	5.3 a	3.2 a	4.7 a	3.0 a	5.3 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	679 a	685 a	863 a	865 a	1,103 a	1,106 a	1,386 a	1,410 a	955 a	963 a
Zone 2 - South: Lakeview/Albert Park	730 a	758 a	966 a	987 a	1,080 a	1,097 a	1,382 a	1,391 a	1,002 a	1,024 a
Zone 3 - South: Wascana University	708 a	736 a	945 a	971 a	1,102 a	1,140 a	**	**	1,047 a	1,081 a
Zone 4 - East	688 a	741 a	909 a	930 a	1,059 a	1,138 a	1,296 a	1,285 a	1,109 a	1,131 a
Zone 5 - West	693 a	676 a	867 a	889 a	983 a	970 a	1,291 a	1,320 a	945 a	947 a
Zone 6 - Northeast	714 a	728 a	872 a	867 a	987 a	990 a	1,051 a	**	951 a	955 a
Zone 7 - Northwest	**	**	1,010 a	1,070 a	1,280 a	1,279 a	1,422 a	1,451 a	1,234 a	1,246 a
Regina City (Zones 1-7)	795 a	706 a	904 a	919 a	1,084 a	1,102 a	1,330 a	1,339 a	1,010 a	1,029 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	695 a	706 a	903 a	918 a	1,083 a	1,102 a	1,330 a	1,339 a	1,010 a	1,028 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type

Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	392	392	2,076	2,097	1,398	1,465	200	200	4,066	4,154
Zone 2 - South: Lakeview/Albert Park	163	152	1,126	1,118	1,046	1,041	29	30	2,364	2,341
Zone 3 - South: Wascana University	22	22	361	357	537	538	41	41	961	958
Zone 4 - East	7	5	220	272	639	891	397	413	1,263	1,581
Zone 5 - West	49	49	405	398	657	655	59	60	1,170	1,162
Zone 6 - Northeast	30	30	426	430	1,065	1,062	30	30	1,551	1,552
Zone 7 - Northwest	2	2	225	245	762	900	87	94	1,076	1,241
Regina City (Zones 1-7)	665	652	4,839	4,917	6,104	6,552	843	868	12,451	12,989
Zone 8 - Outlying Areas	1	1	14	14	17	17	0	0	32	32
Regina CMA	666	653	4,853	4,931	6,121	6,569	843	868	12,483	13,021

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%)

by Zone and Bedroom Type

Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	4.3 c	5.4 a	4.6 a	6.3 a	4.1 a	5.0 b	9.5 a	7.4 a	4.7 a	5.8 a
Zone 2 - South: Lakeview/Albert Park	1.9 a	5.9 a	4.0 a	5.7 a	2.8 a	4.7 a	7.1 a	3.6 a	3.3 a	5.2 a
Zone 3 - South: Wascana University	0.0 c	9.1 a	3.4 b	3.9 a	1.3 b	3.5 a	**	**	2.0 a	3.8 a
Zone 4 - East	28.6 a	41.1 a	1.4 a	6.4 a	3.4 a	12.6 a	4.0 a	7.2 c	3.4 a	10.2 a
Zone 5 - West	**	6.1 a	4.9 a	7.5 a	3.4 a	6.4 a	5.2 b	5.0 a	4.1 a	6.7 a
Zone 6 - Northeast	3.5 d	3.5 d	3.1 a	4.2 c	6.5 a	5.5 b	3.3 a	0.0 b	5.5 a	5.0 b
Zone 7 - Northwest	**	**	4.9 a	2.0 b	9.6 a	8.0 b	8.0 a	3.2 a	8.5 a	6.4 b
Regina City (Zones 1-7)	3.9	5.8	4.1	5.7	4.6	6.5	5.7	6.0	4.5	6.1
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	3.9	5.8	4.2	5.7	4.6	6.5	5.7	6.0	4.5	6.1

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to	Oct-14 to	Oct-13 to	Oct-14 to	Oct-13 to	Oct-14 to	Oct-13 to	Oct-14 to	Oct-13 to	Oct-14 to
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Central	5.4 b	++	3.1 c	++	2.9 a	++	3.9 c	0.3 a	3.4 b	++
Zone 2 - South: Lakeview/Albert Park	4.9 b	4.2 b	3.9 a	1.9 a	3.2 a	2.0 a	**	2.5 b	3.3 a	2.2 a
Zone 3 - South: Wascana University	1.0 a	2.9 b	4.6 a	3.0 a	3.1 a	3.3 a	**	**	3.6 a	3.4 a
Zone 4 - East	**	++	1.2 a	-6.0 b	++	-3.6 c	4.8 c	-2.9 c	2.1 c	-3.1 c
Zone 5 - West	**	++	1.2 a	3.5 b	3.3 b	-1.4 a	++	**	3.5 b	++
Zone 6 - Northeast	2.8 c	2.7 c	2.4 a	2.1 c	4.6 b	1.2 a	++	**	4.2 b	1.4 a
Zone 7 - Northwest	**	**	2.6 a	4.2 c	2.9 a	++	**	0.7 a	**	++
Regina City (Zones 1-7)	4.9 a	2.2 c	2.9 a	1.1 a	3.0 a	0.3 b	3.7 b	++	3.5 a	0.6 b
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	4.9 a	2.2 c	3.0 a	1.1 a	3.0 a	0.4 a	3.7 b	++	3.5 a	0.6 b

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Regina CMA - October 2015

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-14	Oct-15	Oct-14	Oct-15
Regina CMA	1.2	4.6 b †	3.0	5.4

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

† indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) By Building Size Regina CMA - October 2015

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-14	Oct-15	Oct-14	Oct-15
Regina CMA				
3 to 24 Units	1.3 a	5.3 c †	2.9 a	5.8 a †
25 to 49 Units	2.4 c	5.0 c †	3.3 a	5.3 a †
50+ Units	0.8 a	4.3 b †	3.2 b	4.3 a †
Total	1.2 a	4.6 b †	3.0 a	5.4

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

† indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Regina CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Regina CMA	6,404	6,908	1,582	1,876	24.7	27.2	1.2	4.6

¹ Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Project Size Regina CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Regina CMA								
3 to 24 Units	1,178	1,231	254	321	21.6	26.1	1.3	5.3
25 to 49 Units	1,721	1,641	239	276	13.9	16.8	2.4	5.0
50+ Units	3,505	4,036	**	1,278	**	31.7	0.8	4.3
Total	6,404	6,908	1,582	1,876	24.7	27.2	1.2	4.6

¹ Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Regina CMA - October 2015

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Regina CMA										
Single Detached	**	**	**	**	**	**	1,350 ^b	1,318 ^b	**	1,257 ^b
Semi detached, Row and Duplex	**	**	**	863 ^d	1,009 ^c	1,212 ^c	1,272 ^b	1,322 ^c	1,152 ^b	1,275 ^b
Other-Primarily Accessory Suites	**	**	664 ^d	754 ^d	1,013 ^d	1,051 ^c	**	**	793 ^d	856 ^c
Total	**	**	642 ^d	769 ^c	1,127 ^d	1,139 ^b	1,325 ^b	1,319 ^b	1,198 ^b	1,209 ^b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Regina CMA - October 2015

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-14	Oct-15
Regina CMA		
Single Detached	6,616 ^d	6,411 ^d
Semi detached, Row and Duplex	3,134 ^d	**
Other-Primarily Accessory Suites	**	**
Total	10,977	10,906

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while — indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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